

IN RE: PETITION FOR VARIANCE  
S/S Joppa Road, 170' SW of the c/l  
Loch Raven Boulevard  
(1641 E. Joppa Road)  
9<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District

Estate of Sol Goldman. Owners;  
First Mariner Bank, Contract Purchaser

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-251-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, the Estate of Sol Goldman, by Louisa Little, Executor, and the Contract Purchaser, First Mariner Bank, by Ken Jones, Vice President, through their attorney Deborah C. Dopkin, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 303.2, as referenced by Section 238.1, to permit a front yard setback of 16 feet in lieu of the required 29 feet; from Section 238.1 to permit a side yard setback of 23 feet in lieu of the required 30 feet; from Section 409.10.B to permit a drive-through lane to block entry to, or exit from, the required off-street parking spaces; and, from Section 409.12 to approve a modified parking plan. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner' Exhibit 1.

Appearing at the hearing on behalf of the Petition were Ken Jones, Vice President of First Mariner Bank, Contract Purchasers of the subject property, Robert Capalongo and Robert Bradley, representatives of Morris Ritchie & Associates, Inc., the engineering firm which prepared the site plan of this property, Glenn Cook, a representative of The Traffic Group, traffic engineering consultants, and Deborah C. Dopkin, Esquire, attorney for the Petitioners, Also

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Date

By

appearing on behalf of the Petitioners were Andrea Van Arsdale, Director of Commercial Revitalization for the Economic Development Commission, and Donna Spicer, a representative of the Loch Raven Community Council. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.46 acres, more or less, split zoned B.L.-A.S. (0.13 acres) and B.R.-A.S. (0.33 acres), and is improved with a Crown Gasoline Service Station. The property is located at the southwest corner of Loch Raven Boulevard and Joppa Road, just west of the I-695 interchange. The Petitioners propose to remove and replace the existing gas station with a two-story bank, as shown on Petitioner's Exhibit 1. Inasmuch as this particular corner is located at a prominent intersection and is the gateway to the Loch Raven communities, the Petitioners have attempted to design a building and landscape package that will further enhance the site and be a benefit to the surrounding locale. Due to the split zoning of the property, however, certain area variances are necessary in order to proceed with the proposed improvements. Furthermore, two parking spaces (for employees) are offset from the drive-through lane, thereby generating an additional variance. Finally, the Petitioners testified that Mr. John Lewis, the Zoning Review Technician who reviewed the Petition filed, suggested that the Petitioners request approval of the overall parking design as a modified parking plan.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

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Date 2/1/99  
By [signature]

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After considering the testimony and evidence offered at the hearing, and in view of the support this project has received from the Office of Planning, the Economic Development Commission, and the Loch Raven Business Association, as well as the tremendous benefit the proposed development will offer to the Loch Raven area, I am persuaded to grant the requested variances. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

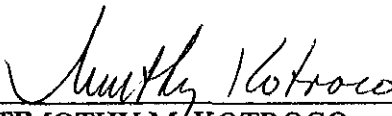
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9<sup>th</sup> day of February, 1999 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 303.2, as referenced by Section 238.1, to permit a front yard setback of 16 feet in lieu of the required 29 feet; from Section 238.1 to permit a side yard setback of 23 feet in lieu of the required 30 feet; from Section 409.10.B to permit a drive-through lane to block entry to, or exit from, the required off-street parking spaces; and, from Section 409.12 to approve a modified parking plan, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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Date

By

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners have agreed to submit elevation drawings of the proposed building and landscape plans to the Office of Planning for their review and approval prior to the issuance of any permits.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

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Date 2/9/09  




Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

February 8, 1999

Deborah C. Dopkin, Esquire  
409 Washington Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
S/S Joppa Road, 170' SW of the c/l Loch Raven Boulevard  
(1641 E. Joppa Road)  
9th Election District – 4th Councilmanic District  
Estate of Sol Goldman, Owners; First Mariner Bank, Contract Purchasers - Petitioners  
Case No. 99-251-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Ms. Louisa Little, 640 Fifth Avenue, 3<sup>rd</sup> Floor, New York, NY 10019  
Mr. Ken Jones, Vice President, First Mariner Bank  
1801 South Clinton Street, Baltimore, Md. 21224  
Mr. Anthony Williams, Crown Central Petroleum Corp.  
1 North Charles Street, Baltimore, Md. 21201  
Messrs. Robert Bradley & Robert Capalongo, Morris & Ritchie Assoc., Inc.  
110 West Road, Suite 245, Towson, Md. 21204  
People's Counsel; Case File





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1641 E. Joppa Road

which is presently zoned

BR-AS and BL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) practical difficulty and such other reasons as will be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

First Mariner Bank

(Type or Print Name)

By: Ken Jones V.P.

Signature

1801 South Clinton Street

Address

Baltimore, Maryland 21224

City

State

Zipcode

Attorney for Petitioner:

Deborah C. Dopkin

(Type or Print Name)

Signature

409 Washington Avenue (410) 494-8080

Address Suite 920

Phone No.

Towson,

MD

21204

City

State

Zipcode

Legal Owner(s):

Estate of Sol Goldman

(Type or Print Name)

By: Louisa Little

Signature

Louisa Little, Executor of the Estate of Sol Goldman

(Type or Print Name)

Goldman

Signature

640 Fifth Ave., 3rd Floor

212-265-2280

Address

Phone No.

New York

New York

10019

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Anthony Williams, Crown Central Petroleum Corp.

Name

1 North Charles St., Baltimore, 410-659-4774

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1 hour or less

the following dates 11/21 - 11/30/98 Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING

Date

By: Deborah C. Dopkin



251

PETITION FOR VARIANCE ATTACHMENT

hereby petition for a Variance from Sections

1. §303.2 as referenced by §238.1 for a front yard setback of 16' in lieu of the required 29';
2. §238.1 for a side yard of 23' in lieu of the required 30';
3. §409.10.B to permit a drive-through lane to block entry to or exit from required off-street parking spaces; and
4. to approve a modified parking plan pursuant to 409.12.

d:\d\z\1stmariner.var2

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Date 2/9/99  
[Signature]

**MORRIS & RITCHIE ASSOCIATES, INC.**

ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS

#251



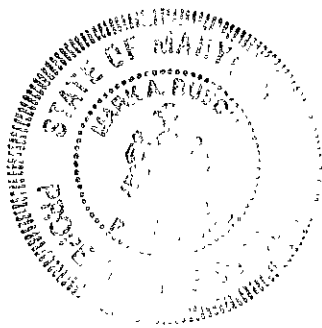
**ZONING DESCRIPTION**

BEGINNING for the same on the south side of Joppa Road (Md Rte 148), variable width, which is located 170 feet, more or less, southwesterly from the intersection of the centerline of Joppa Road with the centerline of Loch Raven Boulevard (Md Rte 542), variable width, thence the following courses and distances:

1. North 69°20' 54" East, 24.82 feet,
2. North 68°32' 25" East, 21.76 feet,
3. By a curve to the right with a radius of 66 feet and an arclength of 115.56 feet,
4. North 78°29' 59" East, 7.33 feet,
5. South 10°03' 55" East, 79.06 feet,
6. By a curve to the right with a radius of 2045.81 feet and an arclength of 56.13 feet,
7. North 88°28' 15" West, 98.49 feet, and
8. North 21°18' 20" West, 173.11 feet to the place of beginning.

CONTAINING 0.463 Acres of land more or less.

BEING known as 1641 Joppa Road and located in the Ninth District of Baltimore County, Maryland.



*Mark A. Busch*

Mark A. Busch  
Registered Property Line Surveyor #508

GP:mak's\10921\descrip.doc\121798

☐ 139 N. MAIN STREET, SUITE 200  
BEL AIR, MARYLAND 21014  
(410) 879-1690 (410) 836-7560  
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 405 **245**  
TOWSON, MARYLAND 21204  
(410) 821-1690  
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9792 (301) 776-1690  
FAX (410) 792-7395

**99-251-A**



**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #90-251-A  
1541 East Joppa Road  
SWC Joppa Road and Loch Raven Boulevard  
9th Election District  
4th Councilmanic District  
Legal Owner(s): Estate of Sol Goldman

Contract Purchaser: First Mariner Bank

Variance: to permit a front yard setback of 16 feet in lieu of the required 29 feet; to permit a side yard of 23 feet in lieu of the required 30 feet; to permit a drive-through lane to block entry to or exit from required off-street parking spaces; and to approve a modified parking plan.

Hearing: Tuesday, January 26, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Booley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-4386.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

1/013 Jan. 7 C282513

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 1/7/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/7/, 1999.

**THE JEFFERSONIAN,**

*A. Henrichson*

LEGAL AD - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 062410

JLL 251

DATE 12/17/98 ACCOUNT R0016150

AMOUNT \$ 250.00

RECEIVED FROM: DEBORAH DORFMAN

FOR: C VARIANCE FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
12/17/1998 12/17/1998 11:43:00

RE: 10305 CASHIER PMS PFM DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 069557

CR NO. 062410

OTW

250.00 CHECK

Baltimore County, Maryland

99-251-A

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE Case No. 99-251-A

Petitioner/Developer MARINER BANK, ETAL  
c/o M.R.A.

Date of Hearing/Closing 1/26/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at # JOPPA ROAD and  
LOCH RAVEN BLVD. S/W COR.

The sign(s) were posted on 1/10/99  
(Month, Day, Year)

Sincerely,

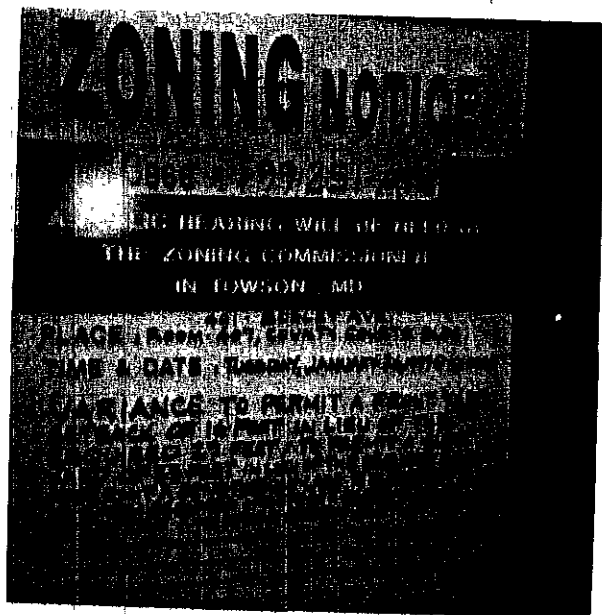
Patrick M O'Keeffe 1/17/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571  
(Telephone Number)



99-251-A  
MRA - c Joppa & L.R. BLVD.  
2-SIGNS Mariner Bank  
CROWN 1/26/99 10A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 23, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-251-A  
1541 East Joppa Road  
SWC Joppa Road and Loch Raven Boulevard  
9<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owner: Estate of Sol Goldman  
Contract Purchaser: First Mariner Bank

Variance to permit a front yard setback of 16 feet in lieu of the required 29 feet; to permit a side yard of 23 feet in lieu of the required 30 feet; to permit a drive-through lane to block entry to or exit from required off-street parking spaces; and to approve a modified parking plan.

HEARING: Tuesday, January 26, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon, Director

c: Deborah C. Dopkin, Esquire  
Estate of Sol Goldman  
First Mariner Bank  
Crown Central Petroleum Corporation

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 11, 1999.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
January 7, 1999 Issue – Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esquire  
409 Washington Avenue  
Suite 920  
Towson, MD 21204

410-494-8080

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-251-A  
1541 East Joppa Road  
SWC Joppa Road and Loch Raven Boulevard  
9<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owner: Estate of Sol Goldman  
Contract Purchaser: First Mariner Bank

Variance to permit a front yard setback of 16 feet in lieu of the required 29 feet; to permit a side yard of 23 feet in lieu of the required 30 feet; to permit a drive-through lane to block entry to or exit from required off-street parking spaces; and to approve a modified parking plan.

HEARING: Tuesday, January 26, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-251 A

Petitioner: ESTATE OF SOL GOLDMAN

Address or Location: 1641 E. JOPPA RD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: DEBORAH C. DOPKIN, ESQ

Address: 409 WASHINGTON AVE ST 920

TOWSON, MD 21204

Telephone Number: 410-494-8080

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-251-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A FRONT YARD BUILDING SETBACK OF 16 FT. IN LIEU OF  
29 FT., A SIDE YARD SETBACK OF 23 FT. IN LIEU OF 30 FT.  
TO PERMIT A DRIVE THRU AISLE TO BLOCK 2 PARKING SPACES  
AND TO APPROVE A MODIFIED PARKING PLAN.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

RE: PETITION FOR VARIANCE  
1641 E. Joppa Road, SWC Joppa Road and  
Loch Raven Boulevard, 9th Election District,  
4th Councilmanic

Legal Owners: Estate of Sol Goldman  
Contract Purchaser: First Mariner Bank

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-251-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31<sup>st</sup> day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 20, 1999

Deborah C. Dopkin, Esq.  
409 Washington Avenue  
Suite 920  
Towson, MD 21204

RE: Item No.: 251  
Case No.: 99-251-A  
Location: 1641 E. Joppa Road

Dear Ms. Dopkin:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on December 17, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has  
**no comments** for the following Zoning Advisory Committee Items:

Item #'s: 246  
247  
249  
250  
(251)  
253  
254



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

December 31, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 28, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

246, 247, 248, 250, (251) 253, and 254

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:    December 29, 1998

FROM:     Robert W. Bowling, Supervisor  
           Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for December 28, 1998  
           Item No. 251

           The Bureau of Developer's Plans Review has reviewed the subject zoning item. The proposed drive-through curb return radii at Loch Raven Boulevard shall be 5-feet on the north side and 15-feet on the south side.

RWB:HJO:jrb

cc:    File

ZONE1228.251

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** January 25, 1999

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 1641 Joppa Road

### INFORMATION:

**Item Number:** 251  
**Petitioner:** First Mariner Bank  
**Property Size:** .046± acres  
**Zoning:** BL-AS/BR-AS  
**Requested Action:** Variance  
**Hearing Date:** January 26, 1999

### SUMMARY OF RECOMMENDATIONS:

The variances being requested in this case are from the following sections of the Baltimore County Zoning Regulations: a) 238.1 for a front yard setback of 16 feet in lieu of the required 29 feet, b) 238.1 for a side yard setback of 23 feet in lieu of the required 30 feet, c) 409.10.B to permit a drive through lane to block entry for required off-street parking spaces; and d) 409.12 to approve a modified parking plan.

The subject property is a .046 acre site which was, until recently, improved with a Crown Service Station that is being razed. The site is located on the southwest corner of Joppa Road and Loch Raven Boulevard – a prominent intersection which has historically been considered the northern “gateway” to the Loch Raven Village community.

The applicant, First Mariner Bank, proposes to construct a 4,745 square foot two story bank with a drive through window and canopy. The building will be set back from the street frontage with 16 parking spaces provided in front of the building. The elevations provided indicate a colonial style, masonry building with a mansard roof. Identification signage for the business will be located in several places. Building signs are located both above the main entrance and as an element incorporated into the mansard roof. There are also two additional

signs located on the parking lot - one freestanding pylon sign located near the intersection of Joppa Road and Loch Raven Boulevard directed at vehicular traffic, and a directional sign for the drive through lane located along the Loch Raven Boulevard street frontage.

In considering this request for variance, it is important to view this proposal within the context of future planning efforts underway in the Loch Raven Community. The State of Maryland and Baltimore County have budgeted six million dollars for streetscape improvements to Loch Raven Boulevard from Joppa Road to Goucher Boulevard. The project will include the introduction of new entryways and unifying design elements such as paving, lighting, signage, etc. to achieve a consistent streetscape treatment throughout the area. Additionally, this area was recently designated and adopted by the County Council as a commercial revitalization district. Design standards, for the revitalization district are in a conceptual stage, and will be reviewed and refined over the next year. As a result of our discussions with First Mariner they have indicated a willingness to make any reasonable alterations/additions to the site to bring it into compliance with those standards once they are more fully developed.

The Development team, consisting of First Mariner Bank, their engineer, architect, and attorney have worked cooperatively with the Loch Raven Community Council as well as this office to incorporate suggested alterations to the site plan and architectural elevations in a effort to design a product that complies with and complements the proposed Loch Raven streetscape standards. Several modifications to the original site plan have been made which we feel will enhance the appearance of the site, and help denote it's significance as a community gateway, including shifting the front orientation of the building, erecting a section of wrought iron and brick pier screening, and installing a false window on the front façade to provide a symmetrical rhythm.

This office recommends approval of this variance request with the condition that final building elevations and a final landscape plan be submitted to this office for review and approval. This development will be a welcome addition to this important revitalization area.

Section Chief: Gary L. Kerns

AFK:lsn



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: January 4, 1999

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 251  
MD 542  
Mile Post 2.18

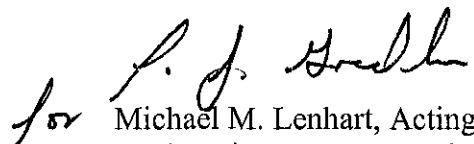
Dear Ms. Stephens:

This office has reviewed the referenced Variance and have no objection to approval.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

MEMO FROM  
ATTORNEY

99-251-A

Dec 17, 1998

CONCERNING  
EXECUTOR

As Counsel for the Petitioner, Just  
Marion Bank, I certify that Louisa Little is  
the executor of the Estate of Sol Goldman, and  
if necessary, I will provide documentation  
evidencing her authority.

Deborah C. Dophin

MEMO TO PADM:

CONCERNING  
PETITION  
FORMS.

This is to further acknowledge that the  
Petition for Variance Form has been superseded but,  
circumstances and inavailability would make it  
impossible to obtain re-executed petitions.  
Please accept the form as submitted.

Thank you.

Deborah C. Dophin

99-251-A



Sey  
1/26

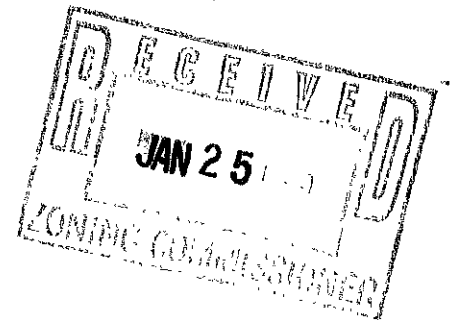
● Baltimore County Government ●  
Department of Economic Development



400 Washington Avenue  
Towson, MD 21204

(410) 887-8000  
Fax (410) 887-8017

MEMORANDUM



To: Timothy M. Kotroco  
Deputy Zoning Commissioner

From: Andrea Van Arsdale *AA*  
Director, Commercial Revitalization

Date: January 25, 1999

Re: First Mariner Bank  
1641 Joppa Road

*(99-251-A)*

---

The Department of Economic Development has reviewed the plans for the First Mariner Bank at 1641 Joppa Road and recommends approval of the requested variances. This is a visually prominent site at the crossroads of the Loch Raven Revitalization District and its successful redevelopment will be an important step in implementing the Loch Raven Revitalization Plan. The project represents significant new investment into the Revitalization District, will improve the physical appearance of area, and upgrade the mix of commercial uses in the District. The Loch Raven Business Association has met with the developer and also supports the variance requests.

**ROBERT F. BRADLEY, P.E.**  
President

***Project Assignment:***

Civil Project Manager

***Years of Experience:***

MRA: 10  
Other Firms: 24

***Education:***

B.S., Civil Engineering, 1973  
M.B.A., Finance, 1982  
M.S., Real Estate, 1996

***Active Registration:***

Maryland, Professional Engineer,  
1973, #8641  
Pennsylvania, Professional Engineer,  
1975, #PE019891E  
Delaware, Professional Engineer,  
1974, #4579  
New Jersey, Professional Engineer,  
1975, #GE20658  
Virginia, Professional Engineer,  
#0402007663  
Florida, Professional Engineer, 1992,  
#0042337  
Pennsylvania, Land Surveyor, 1980,  
#SU000018A  
New Jersey, Professional Planner,  
1980, #LI02261



**MORRIS & RITCHIE  
ASSOCIATES, INC.**

S:\RESUMES\RES\_RFB.WPD

***Awards:***

Named "Consultant of the Year" by the Land Development Council of Home Builders Association of Maryland, 1997

Management Achievement Award for Marketing Management from the Professional Services Management Association, 1992

1996 Olympic Torch Bearer and Community Hero Award

***Organizations:***

Certified Professional Manager by and Member of Professional Services Management Association

Member of Board of Directors and Co-chair of Public Works Committee of Baltimore County Chapter, Home Builders Association of Maryland

Member and Vice Chair - Harford County Environmental Advisory Board

Member National Association of Industrial and Office Properties (NAIOP)

University Alumni Council, The Johns Hopkins University

Nominating Committee, Society of Engineering Alumni, The Johns Hopkins University

The Johns Hopkins University Berman Real Estate Institute Real Estate Round Table Member

FACETS, Inc. Board of Directors 1987-1996

***Qualifications:***

Mr. Bradley has over 34 years experience in all phases of civil engineering, planning, and land surveying. He has served as Project Manager and Principal-In-Charge on a variety of projects in Baltimore County involving all facets of planning, landscape architecture, and civil engineering services.

As a specialist in land development projects, Mr. Bradley's experience includes:

Mr. Bradley has over 30 years experience in all phases of civil engineering and land planning. As a registered engineer, surveyor and planner, his diverse project background includes all phases of site engineering and planning, public utilities system, and road design. He also has extensive experience with land development projects for residential, commercial, industrial, and institutional sites including initial project concept and planning through design and construction. His experience includes management of water resources related projects including storm water management, floodplain analysis, bank stabilization, etc.

As a Principal of MRA and GTA, and the President of MRA, Mr. Bradley can commit the necessary resources to meet the needs of the client and project.

As Co-Chair of the Home Builders Association's Public Works Committee, he worked directly with the Department of Public Works to formulate the revised policy permitting developers to use private sector surveyors to provide construction stakeout services on their projects.

Mr. Bradley is completely familiar with the Intergraph CADD system - he was responsible for supervision of one of the largest Intergraph systems in the Baltimore area for 3 years.

## **BUSINESS / INDUSTRIAL PARK PROJECTS**

**Riparius Center at Owings Mills, Baltimore County, Maryland** - Principal-In-Charge to re-plan and engineer the 162-acre office park in light of current market and space needs. Sensitive management, forest buffer and wetland mitigation issues were addressed and reviewed by a Joint Agency Review Group (J.A.R.G.) of local, state, and federal agencies. Approximately 1.5 million SF of office buildings will occupy the site.

**T. Rowe Price Data Processing Center, Owings Mills, Maryland** - Principal supervisor for the fast track design - build 50,000 SF data processing center.

## **COMMERCIAL / RETAIL**

**Dulaney Center, Towson, Maryland** - Overall project responsibility for planning and site engineering for multi-use building, utilities and parking.

**Crossroad Station, Fallston, Maryland** - Overall project responsibility for site planning and engineering for ±30,000 SF retail center.

**Grumman Aerospace Building, Glen Arm, Maryland** - Project responsibility for site engineering for a 100,000 SF pre-engineered manufacture plant.

**AAI Corporation, Cockeysville, Maryland** - Boundary survey and subdivision plan.

**Target Store, Owings Mills, Maryland** - Principal-In-Charge for one of the region's first stores. Difficult site adaptation, community issues and public infrastructure presented challenges to the design schedule.

## **DOMICILIARY PROJECTS**

### **Residential**

**Winding Ridge, Frederick County, Maryland** - Principal-In-Charge for this 71-lot single family project.

**North Crossing, City of Frederick, Maryland** - Principal supervision on site improvement design for 307-unit residential project.

**Owings Mills New Town, Owings Mills, Maryland** - Principal supervisor of multiple residential sections with amenity spaces for this planned unit development.

**Village of Wisp, Garrett County, Maryland** - Master plan, engineering, and construction coordination for 325-unit residential development.

**Chapelgate, Baltimore, Maryland** - Overall project responsibility for the design and construction of a 453-unit residential complex.

**Wellington Trace, Frederick County, Maryland** - Principal-In-Charge of 800-unit Planned Unit Development's rezoning and construction document preparation.

**Wilson Farm, Glyndon, Maryland** - Principal supervision of a 139-lot single family home development.

**Rockland Mills, Rockland, Delaware** - Project manager for this 132-unit residential adaptive re-use project. Responsibilities included site planning and engineering, surveying, and utility design.

**Royal Grant, Kent County, Delaware** - Project manager with responsibility for site design and engineering, utility design, management design, and surveying for this 240-unit residential project.

**General's Green, Kent County, Delaware** - Project manager with responsibility for site planning, site engineering, surveying, utility design and management design for this 200-unit townhouse residential project.

**Centennial Village, New Castle County, Delaware** - Project Manger with responsibility for site planning, site engineering, surveying, utility and management design for this 350-unit residential project.

**Rivers End, New Castle County, Delaware** - Project Manger with responsibility for site planning, site engineering, surveying, utility and storm water management design for this 1600-unit mixed residential planned development.

**Parkview Trails, Woodlawn, Maryland** - Topographic survey and construction stakeout for mixed use residential project.

**Woodbrook, Randallstown, Maryland** - Principal-In-Charge for a 51-lot single family project. The "in-fill" project required attention to screening/buffer with adjacent neighborhoods.

#### **Nursing Homes**

#### **Retirement Communities**

**Charlestown Retirement Community, Baltimore, Maryland** - Project responsibility for master planning and site engineering for additional buildings and site improvements on a  $\pm$  100-acre site.

#### **Hotels/Motels/Inns**

#### **Correctional Facilities**

**FACETS, Inc. Master Plan, Harford County, Maryland** - Development of the master plan for this 20-acre residential care facility for boys which includes vocational, educational, recreational, rehabilitation and residential components.

### **EDUCATIONAL FACILITIES**

**Catonsville Middle School, Feasibility Study, Baltimore County, Maryland** - Feasibility study to determine the possible reuse of the middle school site.

**Archbishop Curley High School, Building Entry and Plaza Improvements, Baltimore, Maryland**

**Archbishop Curley High School, Athletic Field Complex, Baltimore, Maryland**

**McDonogh School, Owings Mills, Maryland** - Analysis of excess property for divestiture purposes.

**Goucher College, Towson, Maryland** - Project responsibility for site engineering for buildings and site improvements.

## **HYDROLOGY / HYDRAULICS**

### **FIA/HUD flood studies in Kent and Sussex Counties, Delaware**

Numerous reinforced concrete box and structural plate pipe culvert design and flood plan analysis throughout the Baltimore metropolitan area

## **MEDICAL FACILITIES**

**Greater Baltimore Medical Center, Baltimore County, Maryland** - Principal supervision on the design for an addition of a multi-level parking garage, oncology expansion, and physicians office pavilion to an urban type campus.

**Wilmington Medical Center, Christiana Medical Office Building, Wilmington, Delaware** - Project manager for site planning, site engineering, and landscape architecture for a medical office building expansion, including new parking areas, an auto court, and utility relocation.

**The Johns Hopkins University, School of Hygiene & Public Health, Wolf Street Teaching and Research Building, Baltimore, Maryland**

**Harford Memorial Hospital, Parking Facilities, Havre de Grace, Maryland** - Study of parking requirements for hospital and development of plans and specifications for a surface lot on adjacent property.

**Helix Health Medical Office Building, Dundalk, Maryland** - Principal supervision for a 49,000 SF building in a commercial corridor.

## **QUARRY / LANDFILL**

**Genstar Quarry, Texas, Maryland** - Boundary Survey to transfer  $\pm$  35-acres to China Clay.

## **RECREATIONAL FACILITIES**

**Mitchell Park Drive, Phase I, Reisterstown, Maryland** - Principal-In-Charge for site engineering and landscape architecture for the park.

**Oakmont Green Golf Course and Subdivision, Hampstead, Maryland** - Principal and Project Manager for development of 18-hole golf course and residential development.

**Bonnie View Golf and Country, Baltimore County, Maryland** - Project Manager for the study, master planning, and site selection for the relocation of the entire club facility and comprehensive reuse of existing facility.

**Towson Golf and Country Club, Baltimore County, Maryland** - Principal-In-Charge for design of turnhouse and related improvements.

**Baltimore Country Club at Five Farms, Baltimore, Maryland** - Study to relocate tennis courts and practice facility.

**Woodholme Golf Club, Baltimore County, Maryland** - Principal-In-Charge for the design of improvements to driving range.

**Towson Golf and Country Club, Baltimore County, Maryland - Project Engineer for drainage improvements.**

**Country Club of Maryland, Baltimore County, Maryland - Project Engineer for drainage improvements.**

## **RELIGIOUS FACILITIES**

**Mays Chapel United Methodist Church, Baltimore County, Maryland - Planning and engineering for a 430 seat sanctuary and 108 parking spaces for a contemporary building sited adjacent to an old historic stone chapel. Scope included all site work design with emphasis on preservation of specimen trees, berming and supplemental plantings of mature trees to enhance residential buffers and reduce the perception of building mass from the road.**

**St. John The Evangelist Catholic Church, Hydes, Maryland - Provided all civil services for building expansions and new site work.**

**Sacred Heart Church & School, Expansion, Glyndon, Maryland - Site design for church, school, and community center expansion.**

**St. Joseph's Parish, Multipurpose Center, Cockeysville, Maryland - Site design for a new multipurpose center.**

**Archbishop Curley High School, Building Entry and Plaza Improvements, Baltimore, Maryland**

**Archbishop Curley High School, Athletic Field Complex, Baltimore, Maryland**

**Archdiocese of Baltimore, Archdiocesan Property, Anne Arundel County, Maryland**

**Boumi Temple, Baltimore, Maryland**

**St. Ignatius, Harford County, Maryland**

**Woodbrook Baptist Church, Baltimore, Maryland**

**Master Planning Services for St. Joseph Parish, Fullerton, Maryland**

## **ROADWAY PROJECTS**

**Maryland Route 30, Hampstead, Maryland - Roadway, drainage and intersection improvements.**

**Mays Chapel Road, Baltimore County, Maryland - Road realignment design and drainage facilities.**

**Malden Choice Lane, Baltimore County, Maryland - Highway widening, vertical realignment, and drainage improvements.**

**Delaware Route 4, New Castle County, Delaware - Project manager with responsibility for road and utility design for dualization and upgrade of Delaware Route 4 between Ogletown and Stanton, Delaware.**

**Tollgate Road and Boulton Street Intersection, Harford County, Maryland - Improvements and traffic signalization.**

**Joppa and Providence Road, Baltimore County, Maryland - Intersection improvements.**

**Dulaney Valley Road, Baltimore County, Maryland - Improvements and drainage design from Joppa Road to Interstate 695.**

## **UTILITY PROJECTS**

### **Water**

**Water Treatment Plant, Middletown, Delaware** - Expansion and upgrade study, design, and construction.

**Charlestown Retirement Community, Baltimore County, Maryland** - Design and construction plans for potable water, fire protection system, and master meter for 1500-unit life care community.

### **Wastewater**

**Tall Timbers Sewerage Project, St. Mary's County, Maryland** - Project manager for this low pressure sewage collection system and pumping station which included surveying and mapping, subsurface exploration and geotechnical investigations, preliminary system design and cost estimate, and construction documents for approximately 18,000 LF of low pressure, small diameter force mains, 146 grinder pumps, and a collection system pumping station.

**Wastewater Facilities Plan, City of Lewes, Delaware**

**Wastewater Facilities Plan, Chesapeake City, Maryland**

**Royal Grant, Wastewater Pumping Station, Dover, Delaware** - 250,000 g.p.d. wastewater pumping station.

**Villages of Wisp, Garrett County, Maryland** - Extension of pressure sewer system, 100,000 g.p.d. wastewater pumping station, potable water treatment plant, booster station, and 40,000 gallon water storage tank.

**Rockland Mills, Delaware** - Two stage wastewater pumping stations and force main system.

**Pinedale Road Relief Sewer, Baltimore County, Maryland**

**The Cloisters at Charles, Baltimore County, Maryland** - 6,000 LF sanitary sewer interceptor.

**Long Beach Areas I & II, Baltimore County, Maryland** - Principal supervision of preliminary design and construction documents for a low pressure grinder pump sewage collection system to serve over 200 existing residences.

**Edgemoor Interceptor, New Castle County, Delaware** - Construction inspection.

### **Miscellaneous**

**Baltimore Gas & Electric Company, Gas Transmission and Distribution, Various Locations** - Responsible for Quality Assurance and Quality Control for gas main projects.

**"Planner of Record" Salem / Hope Creek Nuclear Power Plant, N.J.** - Overall responsibilities for master planning.



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

March 29, 1999

3/30/99  
WCR

File

Mr. Joseph L. Larson, President  
Spellman, Larson & Associates, Inc.  
105 W. Chesapeake Avenue, Suite 406  
Towson, Maryland 21204

RE: Michael's Restaurant  
2119 York Road  
Case No. 95-221-SPH

Dear Mr. Larson:

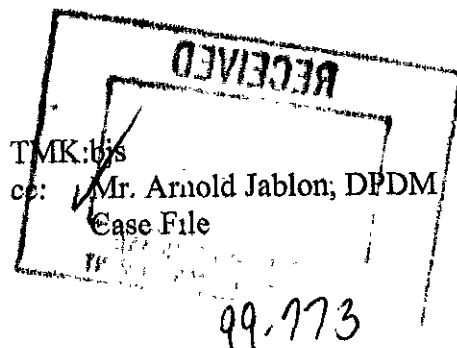
In response to your letter dated January 21, 1999 concerning the above-captioned matter, the following comments are offered. You have requested authorization to construct a second floor open deck atop a portion of the enclosed patio located at the southwest corner of the existing building, without filing a Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 95-221-SPH.

In view of the nature of your request, I invited Mr. Lawrence Schmidt, Zoning Commissioner, to join me in a site visit to the property in an effort to gain a visual perspective. Based upon the information contained in your letter, a review of the site plan attached thereto, and my site visit to the property, I find that your client's proposal is significant and cannot be approved by a simple "spirit and intent" letter. In my view, this matter should be brought to the attention of Mr. Arnold Jablon, Director of the Department of Permits and Development Management (DPDM), for a determination as to how you should proceed.

Should you have any further questions on the subject, please do not hesitate to contact me.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County





PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DONNA SPICER

8719 Eddington Rd. Balto 21234

Andrea Van Asdale

Dept. Economic Development

KEN JONES

1801 S. Clinton St. Balto 21224

Glenn Cook

40 W. Chesapeake Ave Towson 21204

ROBERT CAPALONGO

110 WEST ROAD, SUITE 245, TOWSON 21204

ROBERT F. BRADLEY

" " " "

DEBORAH C DOPKIN

409 WASHINGTON AVE 21204

To

Date

Time

☐ AM

☐ PM

WHILE YOU WERE OUT

M

of

Phone Numbers

Office

Area Code

Number

Ext.

Voicemail

FAX

Pager

Mobile

e-mail

☐ Telephoned

☐ Please call

☐ Returned your call

☐ Called to see you

☐ Wants to see you

☐ Will call again

☐ URGENT

Message

4/10, 821-1690



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**Baltimore County Government**  
**Department of Economic Development**



400 Washington Avenue  
Towson, MD 21204

(410) 887-8000  
Fax (410) 887-8017

**MEMORANDUM**

To: Lawrence E. Schmidt  
Zoning Commissioner

From: Andrea Van Arsdale  
Director, Commercial Revitalization

Date: January 25, 1999

Re: First Mariner Bank  
1641 Joppa Road

*Ref Ex 6*

The Department of Economic Development has reviewed the plans for the First Mariner Bank at 1641 Joppa Road and recommends approval of the requested variances. This is a visually prominent site at the crossroads of the Loch Raven Revitalization District and its successful redevelopment will be an important step in implementing the Loch Raven Revitalization Plan. The project represents significant new investment into the Revitalization District, will improve the physical appearance of area, and upgrade the mix of commercial uses in the District. The Loch Raven Business Association has met with the developer and also supports the variance requests.



Loch Raven Community Council, Inc.  
P.O. Box 42115  
Loch Raven, Maryland 21284-2115

25 January 1999

Mr. Lawrence Schmidt, Commissioner  
Baltimore County Zoning Commission  
401 Bosley Avenue, Room 405  
Towson, MD 21204

*Pet Ex 7*

Re: Case Number 99-251-A

Commissioner Schmidt:

The Loch Raven Community Council, Inc. (LRCC) represents seventeen community associations and three service organizations in the Greater Loch Raven area and follows local zoning and development issues in that capacity. The Council would like to signal its enthusiastic support for the proposed development of a First Mariner Bank at the current site of a Crown gasoline station on the southwest corner of East Joppa Road and Loch Raven Boulevard. This site serves as a gateway into the Loch Raven community and its development is of great importance in light of the community's work on the Loch Raven Boulevard Enhancement Project. That Project, undertaken jointly by LRCC and the Loch Raven Business Association, has attracted a great deal of support from the community, the County, and the State. County and State funding for the Project amount, so far, to \$5.7 million.

Members of the First Mariner development team have met several times with community leaders to discuss the proposed development and to consider community concerns. They have been exceptionally cooperative in working with the community and have been highly receptive to suggestions we have made about various issues. It is our understanding that three specific requests made by the community have been incorporated into the plan.

(1) A faux window will be installed to disguise the fact that no actual window opens into the bank's secure storage area. (The original plan showed a bricked-in relief intended to carry on the pattern of windows on the building's façade.)

(2) A low wrought-iron fence with brick columns will be installed along the front of the property to echo motifs present or planned in other areas of the community.

(3) Enhanced landscaping will be installed on the bank property in keeping with the high-profile of its location and its importance to the Loch Raven Boulevard Enhancement Project.

It has been a pleasure working with this cooperative team. The Council welcomes the proposed First Mariner development of this site and strongly supports their request for variances required for the development

Sincerely,

Murry D. Bentley, President  
Loch Raven Community Council

cc: Ms. Laurie Hay, Baltimore County Planning Office  
Mr. Kenneth C. Jones, Vice President, First Mariner Bank  
Mr. Robert F. Bradley, President, Morris & Ritchie Associates, Inc.  
Ms. Deborah Dobkin, Esq.

**Surrogate's Court**  
**Nº 347480 of the County of New York**

**CERTIFICATE OF LETTERS TESTAMENTARY**  
**The People of the State of New York**

Index# 1987-4686

To all to whom these presents shall come or may concern,

Know Ye, that we, having inspected the records of our Surrogate's Court in and for the County of New York, do find that on March 4, 1991 by said court, LETTERS TESTAMENTARY on the estate of Sol Goldman deceased, late of the County of New York were granted unto Jane Harriet Goldman Lewis, Allan Howard Goldman, Louise Little. the executor(s) named in the last will and Testament of said deceased, and that it does not appear by said records that letters have been revoked.

In Testimony Whereof, we have caused the Seal of the Surrogate's Court of the County of New York to be hereunto affixed.

WITNESS, Honorable Daniel R. Roth, a Surrogate of the County of New York, this 10th Day of November, 1998.

  
Nora S. Anderson

Clerk of the Surrogate's Court

Liber 456 Page 379

*Pet Ex 8*

\* THIS CERTIFICATE IS NOT VALID WITHOUT A RAISED SEAL OF THE COURT \*



RECEIVED  
6/98

<p>SCALE</p> <p>1" = 200' ±</p>	<p>LOCATION</p>	<p>SHEET</p>
<p>DATE OF PHOTOGRAPHY</p> <p>JANUARY 1986</p>	<p>OAKLEIGH</p> <p>BAYNESVILLE</p>	<p>N.E.</p> <p>10-C.</p>

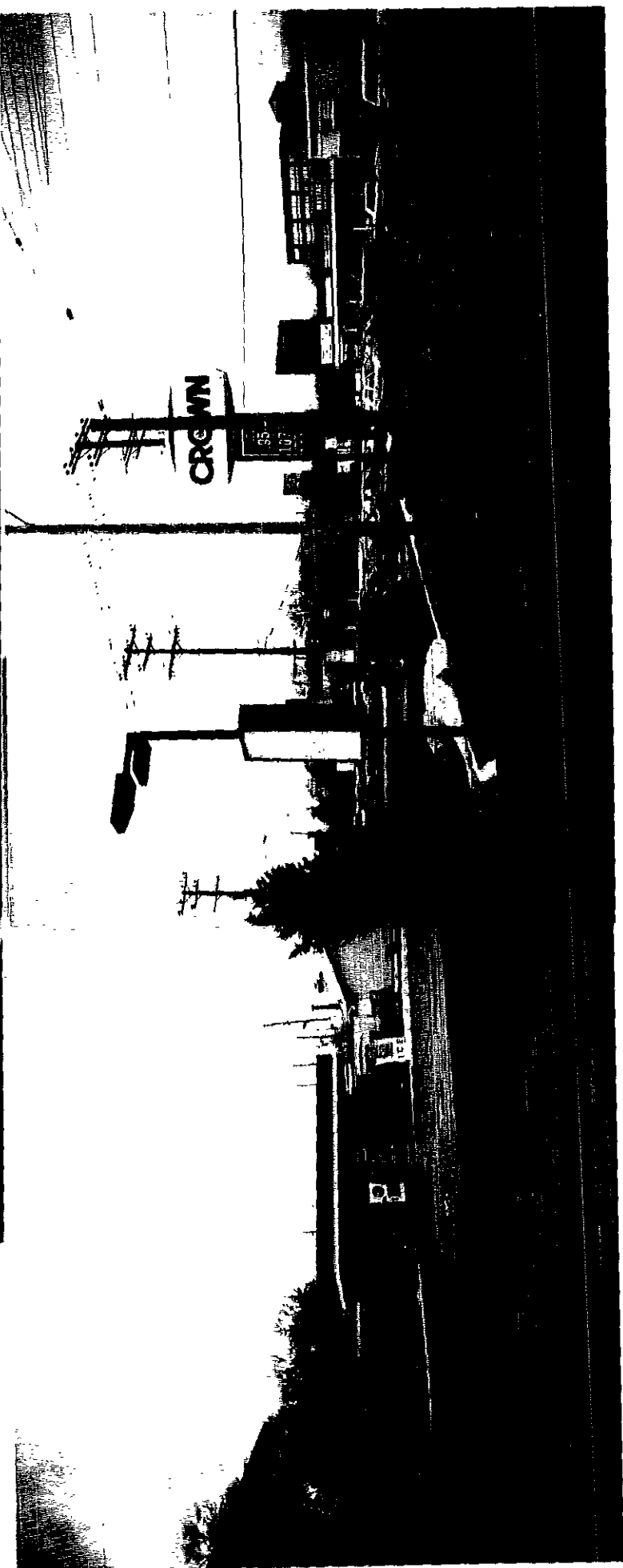
**99.251-A**

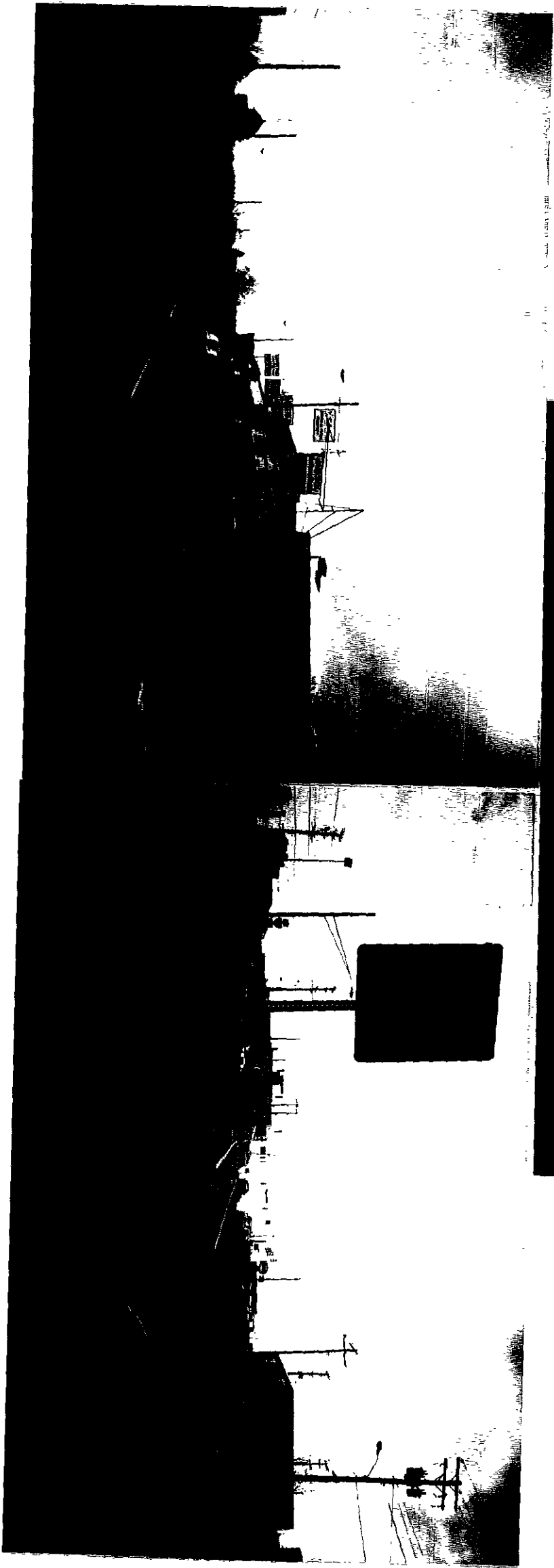
1ST MARINER BANK  
AT 1641 JOPPA ROAD

#10922

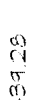
Yettman  
Chick  
203

11-2-10









### GENERAL NOTES

1. Owner: Estate of Spi Goldman  
640 Fifth Avenue  
3rd Floor  
New York, NY 10019
2. Contract Purchaser: 1st Marine Bank  
601 S. Clinton Street  
Chicago, IL 60624  
(410) 558-4241  
Attention: Mr. Ken Jones
3. Plan Prepared by: Morris & Ritchie Assoc., Inc.  
110 West Road, Suite 245  
New York, NY 10014  
(410) 824-1694  
Attention: Mr. Robert Bradley

4. Site Data:  
Gross Area: 0.46 Ac.±/20,168 sf  
Net Buildable Area:  
Existing Zoning: BL-AS 0.13 Ac.±  
BL-AS 0.33 Ac.±  
Election District: 9  
Precinct: 4  
Census District: 4912.01  
Census Tract: NE-10C  
Zoning Map: # 70  
Tax Map: 1600013383  
Tax Account No.:

5. Parking Required: 4,745 s.f. or 3.37/1000 sf = 16 ps  
Parking Provided: 16 spaces
3. Zone Subseq. Requirements:
- | BR-AS             |                                     | BL-AS    |          |
|-------------------|-------------------------------------|----------|----------|
| Required          | Proposed                            | Required | Proposed |
| Front Yd. (AC)    | N/A                                 | N/A      | N/A      |
| Front Yd. (Imp)   | 0                                   | 0        | 37'      |
| Side Yd.          | 30'                                 | 23'      | 0'       |
| F.A.R. PERMITTED: | 2.0                                 |          |          |
| F.A.R. PROPOSED:  | 4,745 s.f./1,000 s.f. = 0.24 F.P.R. |          |          |
- \* Note: Subseq. variances are being requested under this plan
1. Proposed Development: A-4,745 s.f. two story Bank with parking and associated utilities are proposed on this site.
3. There are no 100-year F.E.M.A. floodplains on this site  
(Panel No. 240404 0265 B)

4. There are no known archeological sites on this property.
5. There are no known regulated plant or wildlife on this property.
6. Existing above ground tanks to be removed.
7. Existing Use: Crown Gas Station.
8. Boundary and topographic information on this plan was prepared by Morris & Ritchie Associates, Inc.
9. Utilities: All water and sewer to be public.
10. The proposed building will meet all building and fire code requirements.
11. Landscaping will be in accordance with the Baltimore County Landscaping Manual.
12. This project will generate 1,270 ADT.

7. This plan represents the development proposed by DRC No.: 06158h Under which we requested an A-7 exemption. This request has been tabled pending approval of the variances requested under this plan.
8. All signage proposed on this plan shall meet current sign regulations.
9. There are no known wetlands on this property.

We hereby petition for a Variance from Sections:

3. \$503.2 as referenced by §238.1 for a front yard setback of 16' in lieu of the required 29';
4. \$238.1 for a side yard of 23' in lieu of the required 30';
5. \$409.10.B to permit a drive-through lane to block entry to or exit from required off-street parking spaces; and
6. to approve a modified parking plan pursuant to §409.12.

PLAN REVISIONS 1/26/99

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

**PLAN TO ACCOMPANY PETITION  
FOR VARIANCE HEARING**

**FIRST MARINER BANK**  
1841 JOPPA ROAD  
TOWSON, MARYLAND 21286

**ZONING CASE NUMBER: 99-251-A**  
**MORE COUNTY, MARYLAND**  
**ELECTION DISTRICT: 9C4**

DATE	REVISIONS	JOB NO.	10921
		SCALE	1" = 10'
		DATE	1/26/99
		DRAWN BY	BJ
		DESIGN BY	BC
		REVIEW BY	RFB
		SHEET	1 OF 1

